

The Westfield Washington Township Board of Zoning Appeals met at 7:00 p.m. on Monday, August 15, 2005 at Westfield Town Hall. Members present included Patrick Miller, David Mueller, Bill Sanders, Cindy Spoljaric, and Craig Wood. Also present were Tom Higgins and Attorney Brian Zaiger.

Mueller moved to approve the June minutes as presented.

Miller seconded, and the motion passed unanimously.

NEW BUSINESS

0507-VS-036: Centennial South Subdivision - Estridge Development Company - variance of developmental standards of Exhibit F, Area C of the Brookie Property Planned Unit Development (Town of Westfield Ordinance 04-42) to provide for a minimum lot depth of one hundred and twenty-five (125) feet (minimum lot depth of one hundred and thirty (130) feet required).

0507-VS-037: Centennial South Subdivision - Estridge Development Company - variance of developmental standards of Exhibit F, Area C of the Brookie Property Planned Unit Development (Town of Westfield Ordinance 04-42) to provide for a minimum lot area of seven thousand and five hundred (7,500) square feet (minimum lot area of seven thousand and eight hundred (7,800) square feet required).

Mr. Brian Stumpf, Estridge companies, presented the details of the proposed variance requests which are to reduce the lot depth from 130 feet to 125 feet and the minimum lot area from 7,800 square feet to 7,500 square feet for only the ten lots involved in the area of concern where the deed lead in language was incorrect. Stumpf stated they have only had one phone call from the surrounding public which was not in regard to the variance requests but the stub street.

Sanders arrived at 7:05 p.m.

A Public Hearing opened at 7:10 p.m.

No one spoke, and the Public Hearing closed at 7:11 p.m.

Sanders asked whether this should go back to Plan Commission.

Higgins stated this was discussed with staff and it was determined this was not necessary.

Miller moved to approve 0507-VS-036 and 0507-VS-037 as per plans filed and as presented.

Sanders seconded, and the motion passed unanimously.

Miller moved that the Staff's Findings of Fact be adopted on both 0507-VS-036 and 0507-VS-037.

Wood seconded and the motion passed unanimously.

0508-VS-039: 3801 East 191st Street - Brian Johnson - variance of development standards – WC 16.04.030 [D] [1] Stables – to permit the erection of a stable within 150 feet of an abutting property line (200 foot minimum setback from abutting property line required).

Miller stated this item is approved to be continued.

Higgins stated 0507-VS-038 Fineis has been withdrawn in writing.

The meeting adjourned at 7:14 p.m.

Chairman

Secretary